

Tower Shops  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.09407  
Longitude: -80.24720

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	11,316	96,011	322,558
2020 Total Population	12,441	109,124	362,479
2020 Group Quarters	609	1,452	2,606
2024 Total Population	13,036	113,354	366,630
2024 Group Quarters	628	1,514	2,716
2029 Total Population	14,046	115,318	368,059
2024-2029 Annual Rate	1.50%	0.34%	0.08%
2024 Total Daytime Population	14,511	115,507	323,131
Workers	8,732	66,579	153,970
Residents	5,779	48,928	169,161
<b>Household Summary</b>			
2010 Households	4,848	38,310	121,096
2010 Average Household Size	2.21	2.47	2.64
2020 Total Households	5,305	42,740	134,166
2020 Average Household Size	2.23	2.52	2.68
2024 Households	5,559	44,577	136,668
2024 Average Household Size	2.23	2.51	2.66
2029 Households	6,245	45,790	138,331
2029 Average Household Size	2.15	2.49	2.64
2024-2029 Annual Rate	2.35%	0.54%	0.24%
2010 Families	2,831	24,296	81,340
2010 Average Family Size	2.82	3.03	3.18
2024 Families	3,253	28,294	91,862
2024 Average Family Size	2.75	3.06	3.24
2029 Families	3,619	29,012	93,004
2029 Average Family Size	2.65	3.02	3.21
2024-2029 Annual Rate	2.16%	0.50%	0.25%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,576	40,168	128,979
Owner Occupied Housing Units	59.8%	66.1%	66.5%
Renter Occupied Housing Units	31.8%	26.3%	25.9%
Vacant Housing Units	8.4%	7.6%	7.6%
2010 Housing Units	5,475	42,210	135,730
Owner Occupied Housing Units	57.9%	61.8%	61.4%
Renter Occupied Housing Units	30.7%	28.9%	27.8%
Vacant Housing Units	11.5%	9.2%	10.8%
2020 Housing Units	5,794	45,908	143,412
Owner Occupied Housing Units	51.8%	54.7%	57.7%
Renter Occupied Housing Units	39.7%	38.4%	35.8%
Vacant Housing Units	8.7%	6.9%	6.4%
2024 Housing Units	6,007	47,941	145,632
Owner Occupied Housing Units	52.7%	53.5%	58.0%
Renter Occupied Housing Units	39.9%	39.5%	35.8%
Vacant Housing Units	7.5%	7.0%	6.2%
2029 Housing Units	6,658	49,372	148,365
Owner Occupied Housing Units	49.1%	53.8%	58.7%
Renter Occupied Housing Units	44.7%	38.9%	34.5%
Vacant Housing Units	6.2%	7.3%	6.8%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2024 Households by Income</b>			
Household Income Base	5,559	44,577	136,668
<\$15,000	11.1%	6.8%	8.1%
\$15,000 - \$24,999	3.5%	5.1%	6.8%
\$25,000 - \$34,999	4.8%	4.6%	6.0%
\$35,000 - \$49,999	11.9%	10.9%	12.4%
\$50,000 - \$74,999	14.4%	16.0%	16.4%
\$75,000 - \$99,999	16.7%	15.4%	14.2%
\$100,000 - \$149,999	19.6%	18.9%	15.8%
\$150,000 - \$199,999	8.1%	10.8%	10.2%
\$200,000+	9.7%	11.5%	10.1%
Average Household Income	\$106,853	\$114,643	\$104,979
<b>2029 Households by Income</b>			
Household Income Base	6,245	45,790	138,331
<\$15,000	8.5%	5.2%	6.6%
\$15,000 - \$24,999	2.7%	3.3%	5.0%
\$25,000 - \$34,999	5.3%	3.6%	4.8%
\$35,000 - \$49,999	11.6%	8.7%	10.3%
\$50,000 - \$74,999	12.5%	14.2%	14.8%
\$75,000 - \$99,999	15.4%	15.4%	14.3%
\$100,000 - \$149,999	21.9%	21.3%	18.2%
\$150,000 - \$199,999	10.9%	14.6%	13.8%
\$200,000+	11.3%	13.7%	12.3%
Average Household Income	\$121,373	\$133,602	\$123,229
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	3,164	25,643	84,530
<\$50,000	2.9%	3.7%	4.6%
\$50,000 - \$99,999	2.2%	2.2%	5.8%
\$100,000 - \$149,999	4.8%	3.5%	3.4%
\$150,000 - \$199,999	6.0%	4.6%	3.8%
\$200,000 - \$249,999	7.2%	4.1%	4.4%
\$250,000 - \$299,999	4.3%	4.9%	5.3%
\$300,000 - \$399,999	11.9%	11.9%	17.9%
\$400,000 - \$499,999	21.6%	21.4%	19.2%
\$500,000 - \$749,999	26.4%	30.1%	22.5%
\$750,000 - \$999,999	7.9%	7.2%	7.7%
\$1,000,000 - \$1,499,999	0.8%	4.2%	3.2%
\$1,500,000 - \$1,999,999	2.7%	1.3%	1.1%
\$2,000,000 +	1.4%	0.9%	1.1%
Average Home Value	\$507,822	\$521,499	\$482,445
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	3,266	26,562	87,159
<\$50,000	2.1%	2.2%	2.4%
\$50,000 - \$99,999	1.6%	0.4%	1.7%
\$100,000 - \$149,999	2.6%	0.6%	0.9%
\$150,000 - \$199,999	2.2%	0.6%	1.3%
\$200,000 - \$249,999	3.6%	1.6%	2.0%
\$250,000 - \$299,999	4.1%	4.0%	3.7%
\$300,000 - \$399,999	10.1%	9.6%	17.3%
\$400,000 - \$499,999	22.1%	23.7%	22.7%
\$500,000 - \$749,999	32.7%	39.6%	29.9%
\$750,000 - \$999,999	12.6%	10.4%	11.3%
\$1,000,000 - \$1,499,999	1.2%	4.7%	4.1%
\$1,500,000 - \$1,999,999	3.4%	1.6%	1.7%
\$2,000,000 +	1.6%	0.9%	1.2%
Average Home Value	\$588,840	\$603,558	\$575,470

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>Median Household Income</b>			
2024	\$79,810	\$83,872	\$75,365
2029	\$88,666	\$99,146	\$88,275
<b>Median Home Value</b>			
2024	\$449,853	\$470,411	\$425,191
2029	\$511,715	\$545,796	\$491,865
<b>Per Capita Income</b>			
2024	\$44,420	\$45,102	\$39,206
2029	\$51,385	\$53,061	\$46,399
<b>Median Age</b>			
2010	35.5	38.2	38.1
2020	36.8	38.7	39.4
2024	37.5	39.1	40.1
2029	38.3	40.1	41.2
<b>2020 Population by Age</b>			
Total	12,441	109,124	362,479
0 - 4	4.3%	5.1%	5.4%
5 - 9	4.9%	5.6%	6.1%
10 - 14	5.0%	5.9%	6.4%
15 - 24	15.3%	12.9%	12.4%
25 - 34	18.2%	15.2%	13.7%
35 - 44	12.4%	13.7%	13.4%
45 - 54	12.0%	13.4%	13.3%
55 - 64	12.5%	13.1%	13.5%
65 - 74	8.8%	8.7%	9.4%
75 - 84	4.9%	4.5%	4.6%
85 +	1.6%	1.8%	1.7%
18 +	83.4%	79.9%	78.3%
<b>2024 Population by Age</b>			
Total	13,038	113,357	366,631
0 - 4	4.4%	5.1%	5.4%
5 - 9	4.8%	5.4%	5.8%
10 - 14	4.5%	5.5%	6.0%
15 - 24	14.7%	12.5%	12.3%
25 - 34	18.1%	15.6%	13.5%
35 - 44	13.3%	14.4%	14.0%
45 - 54	11.6%	12.9%	13.0%
55 - 64	11.4%	12.4%	13.0%
65 - 74	9.9%	9.2%	10.0%
75 - 84	5.7%	5.1%	5.3%
85 +	1.7%	1.9%	1.8%
18 +	83.8%	80.8%	79.3%
<b>2029 Population by Age</b>			
Total	14,046	115,318	368,059
0 - 4	4.2%	4.9%	5.2%
5 - 9	4.5%	5.0%	5.3%
10 - 14	4.4%	5.4%	5.8%
15 - 24	14.5%	12.0%	11.8%
25 - 34	17.0%	14.8%	13.3%
35 - 44	14.8%	14.9%	13.9%
45 - 54	11.5%	13.0%	12.9%
55 - 64	10.1%	11.6%	12.1%
65 - 74	10.3%	10.2%	11.1%
75 - 84	6.7%	6.1%	6.5%
85 +	2.1%	2.2%	2.1%
18 +	84.6%	81.5%	80.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2020 Population by Sex</b>			
Males	5,938	52,510	173,387
Females	6,503	56,614	189,092
<b>2024 Population by Sex</b>			
Males	6,322	55,337	178,120
Females	6,714	58,017	188,510
<b>2029 Population by Sex</b>			
Males	6,785	55,938	177,836
Females	7,261	59,380	190,223
<b>2010 Population by Race/Ethnicity</b>			
Total	11,316	96,011	322,558
White Alone	78.9%	77.2%	60.8%
Black Alone	9.0%	11.7%	29.2%
American Indian Alone	0.4%	0.3%	0.5%
Asian Alone	5.5%	4.1%	3.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.2%	3.7%	3.3%
Two or More Races	3.0%	2.9%	2.9%
Hispanic Origin	24.1%	26.3%	23.1%
Diversity Index	59.7	62.5	70.5
<b>2020 Population by Race/Ethnicity</b>			
Total	12,441	109,124	362,479
White Alone	53.5%	51.1%	39.5%
Black Alone	10.9%	12.4%	28.9%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	5.2%	5.3%	4.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.4%	8.9%	8.2%
Two or More Races	21.6%	21.9%	18.6%
Hispanic Origin	34.0%	35.5%	30.9%
Diversity Index	80.5	81.8	83.8
<b>2024 Population by Race/Ethnicity</b>			
Total	13,036	113,354	366,630
White Alone	51.3%	48.5%	37.7%
Black Alone	11.0%	12.7%	28.9%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	5.4%	5.6%	4.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.7%	9.3%	8.6%
Two or More Races	23.2%	23.5%	19.9%
Hispanic Origin	35.9%	37.6%	32.8%
Diversity Index	81.7	83.1	84.7
<b>2029 Population by Race/Ethnicity</b>			
Total	14,047	115,318	368,060
White Alone	48.1%	45.8%	35.7%
Black Alone	11.3%	12.9%	28.8%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	6.0%	6.0%	4.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.2%	9.7%	8.9%
Two or More Races	25.0%	25.2%	21.2%
Hispanic Origin	38.6%	40.0%	34.8%
Diversity Index	83.2	84.3	85.5

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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<b>2020 Population by Relationship and Household Type</b>			
Total	12,441	109,124	362,479
In Households	95.1%	98.7%	99.3%
Householder	39.7%	39.2%	37.0%
Opposite-Sex Spouse	16.0%	16.6%	15.7%
Same-Sex Spouse	0.3%	0.2%	0.2%
Opposite-Sex Unmarried Partner	3.0%	2.8%	2.5%
Same-Sex Unmarried Partner	0.1%	0.2%	0.2%
Biological Child	23.3%	26.2%	28.3%
Adopted Child	0.4%	0.5%	0.4%
Stepchild	1.0%	1.1%	1.2%
Grandchild	1.3%	1.7%	2.8%
Brother or Sister	1.2%	1.4%	1.7%
Parent	2.0%	2.0%	2.3%
Parent-in-law	0.5%	0.5%	0.5%
Son-in-law or Daughter-in-law	0.4%	0.5%	0.5%
Other Relatives	1.4%	1.6%	2.2%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	4.6%	3.9%	3.6%
In Group Quarters	4.9%	1.3%	0.7%
Institutionalized	0.0%	0.2%	0.2%
Noninstitutionalized	4.9%	1.1%	0.5%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	9,329	81,101	258,917
Less than 9th Grade	2.0%	3.3%	4.0%
9th - 12th Grade, No Diploma	2.5%	3.5%	5.3%
High School Graduate	15.7%	18.9%	23.8%
GED/Alternative Credential	1.8%	3.3%	3.5%
Some College, No Degree	12.9%	14.8%	16.6%
Associate Degree	13.5%	11.7%	11.2%
Bachelor's Degree	31.9%	28.6%	22.9%
Graduate/Professional Degree	19.6%	15.9%	12.6%
<b>2024 Population 15+ by Marital Status</b>			
Total	11,252	95,243	303,894
Never Married	39.6%	35.2%	35.3%
Married	46.0%	48.6%	47.7%
Widowed	4.1%	5.1%	5.2%
Divorced	10.3%	11.1%	11.9%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	7,730	67,794	209,833
Population 16+ Employed	95.3%	96.9%	96.1%
Population 16+ Unemployment rate	4.7%	3.1%	3.9%
Population 16-24 Employed	11.7%	11.1%	11.1%
Population 16-24 Unemployment rate	12.1%	6.0%	7.7%
Population 25-54 Employed	64.0%	64.2%	62.5%
Population 25-54 Unemployment rate	4.0%	2.6%	3.4%
Population 55-64 Employed	15.9%	16.6%	17.6%
Population 55-64 Unemployment rate	1.6%	3.3%	3.6%
Population 65+ Employed	8.4%	8.1%	8.8%
Population 65+ Unemployment rate	4.3%	3.3%	2.9%

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September 23, 2024

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<b>2024 Employed Population 16+ by Industry</b>			
Total	7,368	65,659	201,705
Agriculture/Mining	0.2%	0.7%	0.4%
Construction	3.8%	6.1%	7.4%
Manufacturing	4.6%	5.1%	4.5%
Wholesale Trade	1.9%	2.0%	2.5%
Retail Trade	9.9%	11.0%	11.3%
Transportation/Utilities	3.6%	6.6%	7.4%
Information	2.1%	2.0%	1.9%
Finance/Insurance/Real Estate	8.9%	8.4%	7.5%
Services	61.4%	53.9%	52.7%
Public Administration	3.6%	4.2%	4.5%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	7,368	65,658	201,705
White Collar	70.3%	68.4%	63.1%
Management/Business/Financial	20.3%	21.5%	18.5%
Professional	33.2%	27.0%	23.3%
Sales	8.4%	10.7%	10.2%
Administrative Support	8.4%	9.2%	11.1%
Services	16.7%	16.7%	18.9%
Blue Collar	13.0%	15.0%	18.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	2.2%	4.0%	4.9%
Installation/Maintenance/Repair	3.5%	2.8%	3.0%
Production	1.8%	2.3%	2.3%
Transportation/Material Moving	5.5%	5.7%	7.7%
<b>2020 Households by Type</b>			
Total	5,305	42,740	134,166
Married Couple Households	39.5%	43.1%	43.0%
With Own Children <18	15.0%	17.6%	17.3%
Without Own Children <18	24.5%	25.5%	25.7%
Cohabiting Couple Households	8.9%	7.8%	7.2%
With Own Children <18	2.1%	2.4%	2.5%
Without Own Children <18	6.8%	5.5%	4.7%
Male Householder, No Spouse/Partner	21.4%	19.4%	18.2%
Living Alone	13.3%	11.8%	10.8%
65 Years and over	3.0%	2.9%	3.2%
With Own Children <18	1.4%	1.8%	1.8%
Without Own Children <18, With Relatives	3.4%	3.4%	3.7%
No Relatives Present	3.3%	2.4%	1.9%
Female Householder, No Spouse/Partner	30.2%	29.7%	31.6%
Living Alone	15.6%	14.5%	13.8%
65 Years and over	6.1%	6.2%	6.5%
With Own Children <18	4.1%	5.4%	6.8%
Without Own Children <18, With Relatives	8.0%	8.0%	9.7%
No Relatives Present	2.5%	1.8%	1.5%
<b>2020 Households by Size</b>			
Total	5,305	42,740	134,166
1 Person Household	28.8%	26.3%	24.5%
2 Person Household	35.2%	32.9%	30.7%
3 Person Household	16.9%	17.3%	18.3%
4 Person Household	11.8%	14.3%	14.9%
5 Person Household	4.6%	5.8%	6.9%
6 Person Household	1.8%	2.3%	2.8%
7 + Person Household	0.8%	1.1%	1.8%

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<b>2020 Households by Tenure and Mortgage Status</b>			
Total	5,305	42,740	134,166
Owner Occupied	56.6%	58.7%	61.7%
Owned with a Mortgage/Loan	37.8%	40.3%	42.6%
Owned Free and Clear	18.8%	18.5%	19.1%
Renter Occupied	43.4%	41.3%	38.3%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	69	69	68
Percent of Income for Mortgage	35.3%	35.1%	35.3%
Wealth Index	91	97	90
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	5,794	45,908	143,412
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2020 Population By Urban/ Rural Status</b>			
Total	12,441	109,124	362,479
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Young and Restless (11B)	Bright Young Professionals	Urban Edge Families (7C)
2.	Urban Edge Families (7C)	Young and Restless (11B)	Bright Young Professionals
3.	Emerald City (8B)	Urban Edge Families (7C)	Metro Fusion (11C)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$12,949,197	\$110,520,873	\$311,366,953
Average Spent	\$2,329.41	\$2,479.33	\$2,278.27
Spending Potential Index	98	104	96
Education: Total \$	\$9,626,870	\$80,260,530	\$219,264,364
Average Spent	\$1,731.76	\$1,800.49	\$1,604.36
Spending Potential Index	100	104	93
Entertainment/Recreation: Total \$	\$21,275,761	\$181,959,386	\$511,666,522
Average Spent	\$3,827.26	\$4,081.91	\$3,743.86
Spending Potential Index	94	100	92
Food at Home: Total \$	\$38,664,288	\$332,986,972	\$942,100,692
Average Spent	\$6,955.26	\$7,469.93	\$6,893.35
Spending Potential Index	95	102	94
Food Away from Home: Total \$	\$21,330,848	\$183,012,286	\$510,278,530
Average Spent	\$3,837.17	\$4,105.53	\$3,733.71
Spending Potential Index	99	106	96
Health Care: Total \$	\$39,002,377	\$329,309,491	\$946,284,718
Average Spent	\$7,016.08	\$7,387.43	\$6,923.97
Spending Potential Index	91	96	90
HH Furnishings & Equipment: Total \$	\$16,629,267	\$141,446,177	\$398,657,264
Average Spent	\$2,991.41	\$3,173.08	\$2,916.98
Spending Potential Index	95	100	92
Personal Care Products & Services: Total \$	\$5,425,853	\$46,636,325	\$129,836,529
Average Spent	\$976.05	\$1,046.20	\$950.01
Spending Potential Index	98	105	95
Shelter: Total \$	\$142,480,952	\$1,238,572,572	\$3,464,966,771
Average Spent	\$25,630.68	\$27,785.01	\$25,353.17
Spending Potential Index	96	104	95
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$17,706,395	\$147,303,522	\$421,394,331
Average Spent	\$3,185.18	\$3,304.47	\$3,083.34
Spending Potential Index	91	94	88
Travel: Total \$	\$15,779,279	\$136,142,077	\$380,938,145
Average Spent	\$2,838.51	\$3,054.09	\$2,787.33
Spending Potential Index	94	101	92
Vehicle Maintenance & Repairs: Total \$	\$7,880,516	\$66,833,201	\$188,358,990
Average Spent	\$1,417.61	\$1,499.28	\$1,378.22
Spending Potential Index	96	101	93

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.